

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT THE 8700 BLOCK OF SOUTH 1ST STREET FROM
3 TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT,
4 NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO)
5 COMBINING DISTRICT, AND COMMUNITY COMMERCIAL-CONDITIONAL
6 OVERLAY (GR-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE
7 LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) COMBINING
8 DISTRICT.

9
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district from townhouse and condominium residence (SF-6) district,
14 neighborhood commercial-conditional overlay (LR-CO) combining district, and
15 community commercial-conditional overlay (GR-CO) combining district to multifamily
16 residence low density-conditional overlay (MF-2-CO) combining district on the property
17 described in Zoning Case No. C14-2007-0199, on file at the Neighborhood Planning and
18 Zoning Department, as follows:

19
20 A 13.259 acre tract of land, more or less, out of the William Cannon Survey No.
21 17, the S.F. Slaughter League Survey No. 1, and certain other tracts, in Travis
22 County, the 13.259 acre tract of land being more particularly described by metes
23 and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),
24

25 locally known as the property located at the 8700 Block of South 1st Street, in the City of
26 Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".
27

28 **PART 2.** The Property within the boundaries of the conditional overlay combining district
29 established by this ordinance is subject to the following conditions:

- 30
31 A. A site plan or building permit for the Property may not be approved, released,
32 or issued, if the completed development or uses of the Property, considered
33 cumulatively with all existing or previously authorized development and uses,
34 generate traffic that exceeds 2,000 trips per day.
35
36 B. A 25-foot wide vegetative buffer shall be established and maintained along the
37 north and west property lines. Improvements permitted within the buffer zone

- C. A six-foot high fence shall be constructed along the north and west property lines.
- D. Within the area located between 25 feet and 75 feet from the north and west property lines, a building or structure may not exceed a height of 20 feet from ground level.

PART 3. This ordinance takes effect on _____, 2008.

_____, 2008

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§

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Gentry
City Attorney City Clerk

AUSTIN SURVEYOR

P.O. BOX 180243
AUSTIN, TEXAS 78718

2105 JUSTIN LANE #103
(512) 454-6605

C14-2007-0199

EXHIBIT A

FIELD NOTES FOR 13.259 ACRES

All that certain tract or parcel of land situated in the William Cannon Survey #17 and the S.F. Slaughter League Survey, No. 1 in Travis County, Texas and being all of a 12.419 acre tract land described in Volume 10129 Page 851 of the Deed Records of Travis County, Texas and being also all of five tracts of land, designated as Tracts 6, 7, 8, 9, and Triangle, in a deed to Mickey Rich Plumbing and Heating, Inc. recorded in Volume 12923, Page 173 of the above mentioned Deed Records and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the Northwest right-of-way line of South First Street, in the East corner of the above mentioned 12.419 acre tract for the East corner of this tract.

THENCE S 27°13'45" W with the above mentioned Northwest right of way line 577.06 feet to the North corner of the above mentioned Tract 9 and the P.C. of a curve to the left, said curve having a radius of 494.12 feet and a central angle of 22°38'15".

THENCE continuing with the new right of way line of South First Street and the arc of said curve 195.23 feet; the long chord of which bears S 06°40'13" W 193.96 feet to a point on the East line of the said Triangle tract for the PT of the said curve.

THENCE S 04°38'56" E with the new West right-of-way line of South First Street 124.48 feet to the Southeast corner of the above mentioned Tract 7 and the Southeast corner of this tract.

THENCE S 87°36'43" W with the South lines of Tracts 7, 8, 9, and 6 593.60 feet to the Southwest corner of the said Tract 6 and the Southwest corner of this tract.

THENCE N 02°23'17" W 35.15 feet to a the Northwest corner of the said Tract 6 and the South corner of the said 12.419 acre tract for an angle point of this tract.

THENCE N 10°40'54" E 1026.17 feet to the North corner of the said 12.419 acre tract for the North corner of this tract.

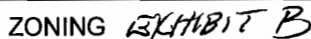
THENCE S 74°29'21" E 706.55 feet to the POINT OF BEGINNING, containing 13.259 acres of land, more or less.




I, Claude F. Hinkle, Jr., a Registered Professional Land Surveyor, do hereby certify that these field notes were prepared from public records and calculations made under my supervision during October of 1999 and are correct to the best of my knowledge and belief. This does not constitute an on-the-ground survey and no monuments were set. These field notes were prepared for the rezoning of this tract by City of Austin. Any use of this description by these or any other persons for any other use or purpose is expressly prohibited.



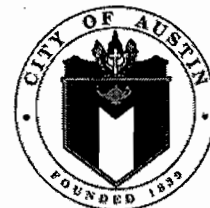
Claude F. Hinkle, Jr.
Claude F. Hinkle, Jr.
R.P.L.S. No. 4629

30 Nov 99
Date 983.doc



-  **SUBJECT TRACT**
 **ZONING BOUNDARY**
 **PENDING CASE**

ZONING CASE#: C14-2007-0199
ADDRESS: 8600-8814 S 1ST ST
SUBJECT AREA: 13.259 ACRES
GRID: F14
MANAGER: W. RHOADES



OPERATOR: S. MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 400'